

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** DOLLARD ESTATES PRELIMINARY SUBDIVISION PLAN (PSP)

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** Denny Gibbs *EG* **EXT.** 7341

**Agenda Date** 11/02/05      **Regular** ☒      **Work Session** ☐      **Briefing** ☐  
**Special Hearing – 6:00** ☐      **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Dollard Estates, Section 33, Township 19S, Range 30E.

District 5 – Commissioner Carey (Denny Gibbs, Senior Planner) *RT*

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**BACKGROUND:**

The applicant, Robert Dollard, III, is requesting a Preliminary Subdivision Plan (PSP) approval for Dollard Estates. The project consists of 11 single family residential lots on 4.32 acres zoned R1AA and R1A; Lots 4 – 7 on the east side of the property are within the R1A zoning. The minimum house size will meet the requirements for the applicable zoning. The project proposes to retain two existing homes, located on Lots 1 and 6.

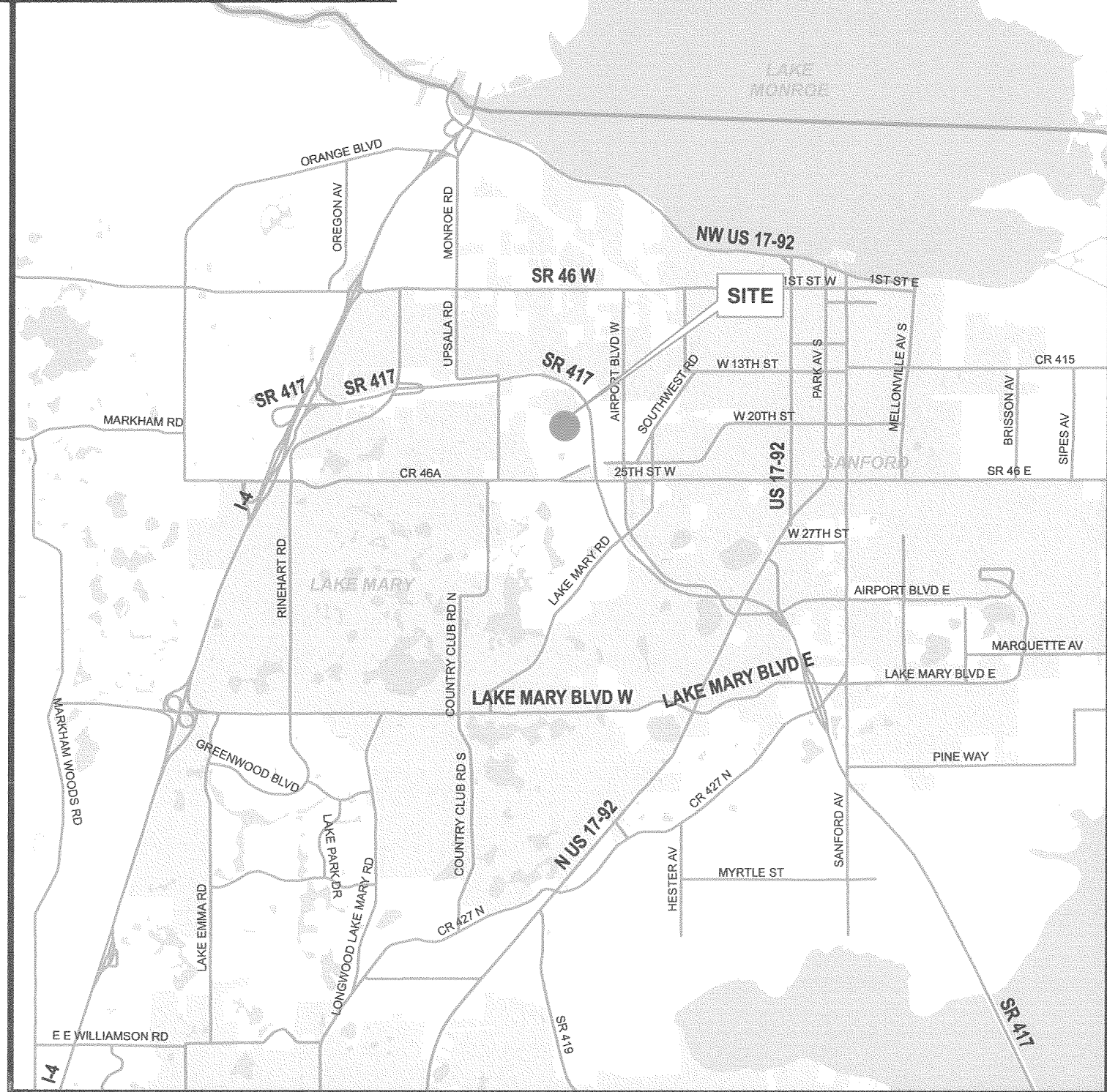
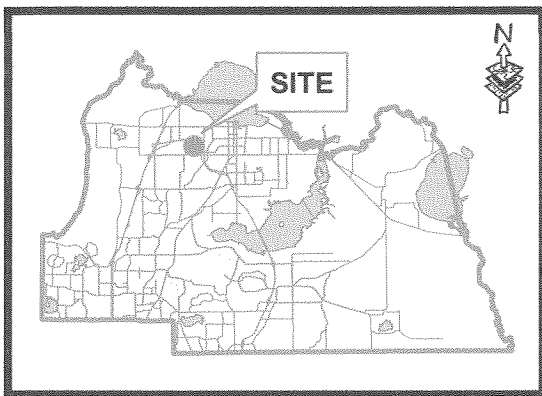
This project is located at 521 Vihlen Road, north of SR 46 A and west of SR 417 in Section 33, Township 19S, Range 30E. The proposed development will be served by City of Sanford utilities and the internal road will be public.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan for Dollard Estates.

Attachments: Exhibit A: Location map  
Exhibit B: Preliminary Plan Reduction

**DR No.** 04-5500037  
**Parcel ID#:**  
33-19-30-5AF-0000-0120



PRELIMINARY SUBDIVISION PLANS  
FOR  
**DOLLARD ESTATES**

SEMINOLE COUNTY, FLORIDA

PREPARED FOR:  
**DOLLARD ENTERPRISES**  
SEPTEMBER 2004  
(REVISED SEPTEMBER 13, 2005)

OWNER/DEVELOPER: DOLLARD ENTERPRISES ELECTRICAL CONTRACTOR, LLC  
2714 MIKLER ROAD  
OVIEDO, FLORIDA 32765  
(407) 366-7498  
ROBERT L. DOLLARD, III

ENGINEER: CPH ENGINEERS, INC.  
1117 EAST ROBINSON STREET  
ORLANDO, FLORIDA 32801  
(407) 425-0452  
DAVID R. WEAVER, P.E.

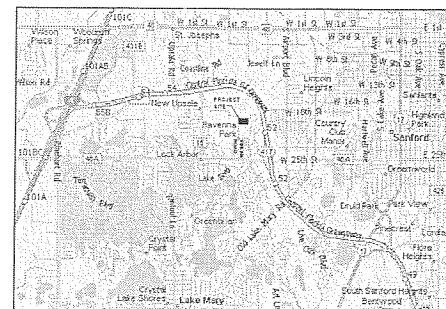
LAND PLANNER: CPH ENGINEERS, INC.  
1117 EAST ROBINSON STREET  
ORLANDO, FLORIDA 32801  
(407) 425-0452  
JAVIER E. OMANA

SURVEYOR: TINKLEPAUGH SURVEYING SERVICES, INC.  
379 W. MICHIGAN ST., SUITE 208  
ORLANDO, FLORIDA 32806  
(407) 422-0957  
GERALD F. LIVERNOISE, PSM

GEOTECHNICAL: NODARSE & ASSOCIATES, INC.  
1675 LEE ROAD  
WINTER PARK, FLORIDA 32789  
(407) 740-6110  
RICHARD G. ACREE, P.E.

ENVIRONMENTAL: ADVANCED ECOLOGICAL SOLUTIONS  
P.O. BOX 915937  
LONGWOOD, FLORIDA 32791  
(407) 682-3699  
CAROLYN R. SHULTZ

UTILITIES: WATER AND SEWER:  
UTILITIES INC. OF FLORIDA  
200 WEATHERSFIELD AVENUE  
ALTAMONTE SPRINGS, FLORIDA 32714  
407-869-8588  
BRYAN GONGRE



**VICINITY MAP**  
N.T.S.

**LEGAL DESCRIPTION**

THE NORTH  $\frac{1}{2}$  AND THE NORTH 47.5 FEET OF THE SOUTH  $\frac{1}{2}$  (LESS THE WEST 10 FEET) OF LOT 12, NEW UPSALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 67 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**SHEET INDEX**

- 1 COVER SHEET
- 2 PRELIMINARY ENGINEERING PLAN
- 3 MASTER UTILITY PLAN
- 4 EXCAVATION and FILL PLAN
- 5 BOUNDARY and TOPOGRAPHIC SURVEY

RECEIVED

OCT 18 2005

Development Review Division



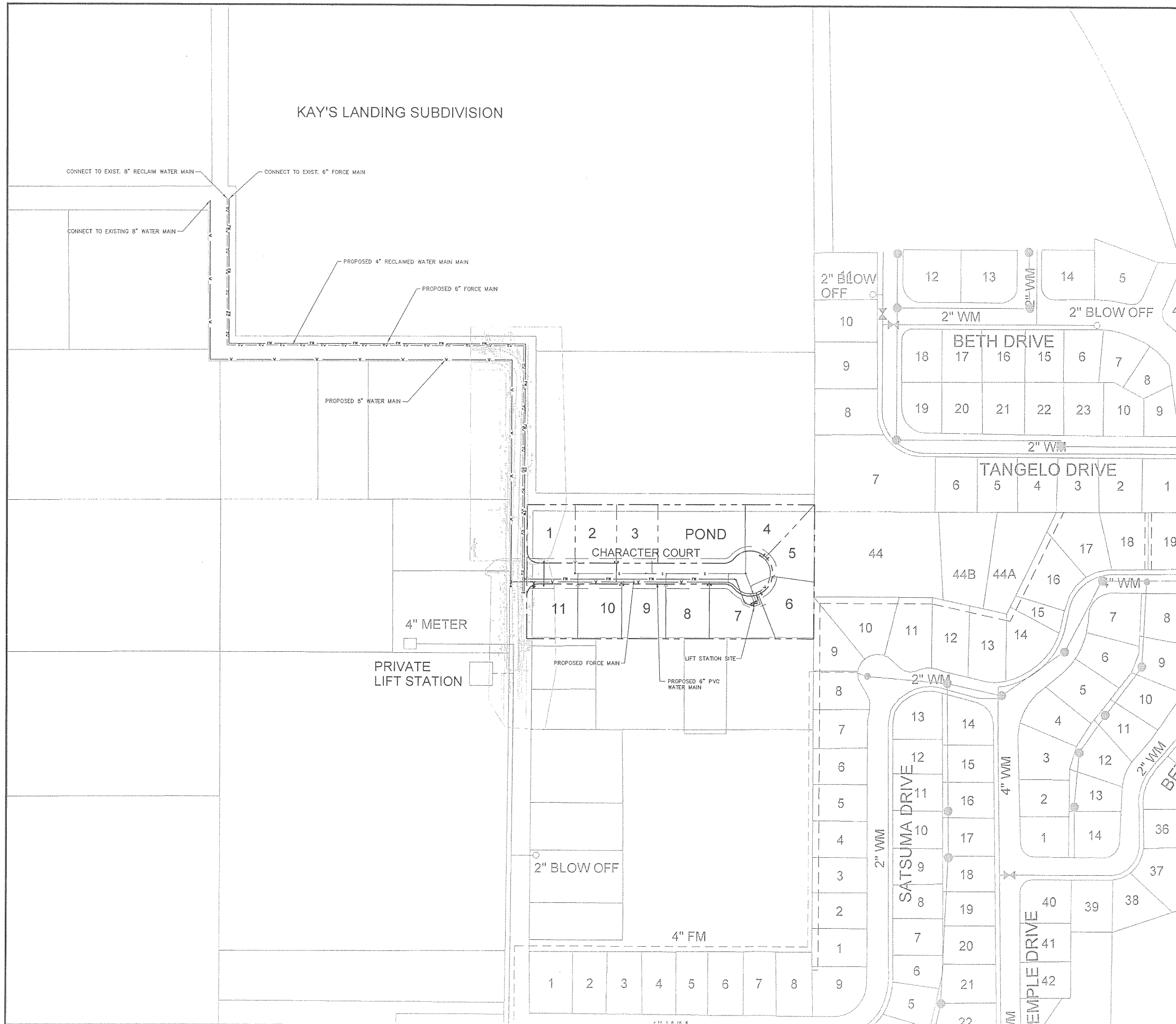
**\*NOTICE\***

THIS SET OF PLANS IS NOT VALID FOR CONSTRUCTION PURPOSES WITHOUT BEING STAMPED "APPROVED FOR CONSTRUCTION BY CPH ENGINEERS, INC." PLANS WITHOUT THIS STAMP ARE GOOD FOR INFORMATIONAL PURPOSES ONLY.  
THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

ACTIVITY	NAME	DATE	NO.	DATE	REVISION	APPROVED	SCALE: NONE
DESIGNED BY:	FW	9/04					
DRAWN BY:	BHR	9/04					DATE: 9/2004
CHECKED BY:	PJP	9/04					JOB NO.: 04301
APPROVED BY:	DAVID R. WEAVER, P.E.	9/04					FILE: COVER
REGISTRATION NO.:	38867						
				1	19/13/05	REVISED PER DRC COMMENTS	DRAW
						DATED 10/16/04	

SHEET NO.

**1**



N

cph

GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROP. STORM SEWER WITH INLET
- PROP. STORM SEWER MANHOLE
- PROP. WATER MAIN WITH GATE VALVE AND SERVICE
- PROP. RECLAIMED WATER MAIN WITH GATE VALVE AND SERVICE
- PROP. FIRE HYDRANT WITH GATE VALVE
- PLUG WITH 2" BLOW-OFF & BOX
- PROP. SANITARY SEWER WITH MANHOLE AND SERVICE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTERLINE
- PROJECT BOUNDARY
- LOT LINE
- FF=123.70 PROPOSED FINISHED FLOOR ELEVATION
- 5 LOT NUMBER
- PROPOSED SPOT GRADE
- SILT FENCE

WATER AND SEWER PROVIDED BY:  
UTILITIES INC. OF FLORIDA  
200 WEATHERSFIELD AVENUE  
ALTAMONTE SPRINGS, FLORIDA 32714

UTILITIES  
THE SANITARY SEWER AND POTABLE WATER SYSTEMS ARE TO BE OWNED AND MAINTAINED BY UTILITIES INC. OF FLORIDA AND ARE TO BE CONSTRUCTED PER UTILITIES INC. OF FLORIDA SPECIFICATIONS AND STANDARDS AND THOSE OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Engineers  
Planners  
Landscape Architects  
Surveyors  
Construction Management  
www.cph-engineers.com  
Phone: 407.254.1512 Fax: 407.246.1506

**cph**

Scale: 1" = 225'  
Date: 9/2004  
Job No. D4301  
File: SDP

DRW Approved  
Revision  
9/13/05 REVISED PER DRC COMMENTS DATED 10/18/04  
Date

Activity	Name	Date
Designed by:	DRW	09/03
Drawn by:	BNR	09/04
Checked by:	DRW	09/04
Approved by:	DRW	09/04

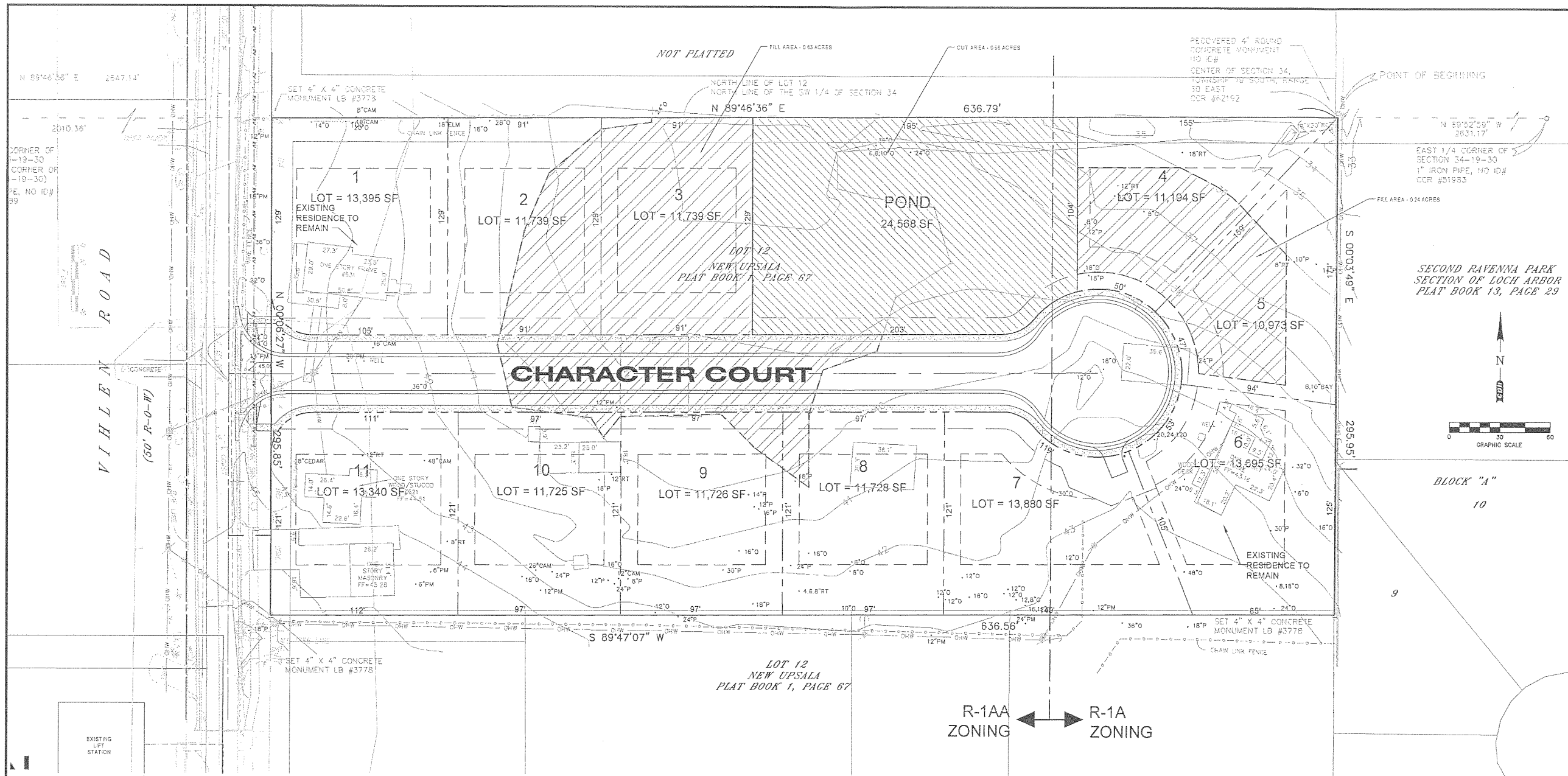
Certificate of Authorization No. 3215  
No.

MASTER UTILITY PLAN

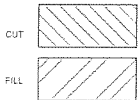
DOLLARD ESTATES  
SEMINOLE COUNTY, FLORIDA

Sheet No. **3**

DAVID R. WEAVER, P.E.  
35667



LEGEND



EXCAVATION AND FILL PLAN

DOLLARD ESTATES  
SEMINOLE COUNTY, FL

Sheet No.

4

DAVID R. WEAVER, P.E.  
35225

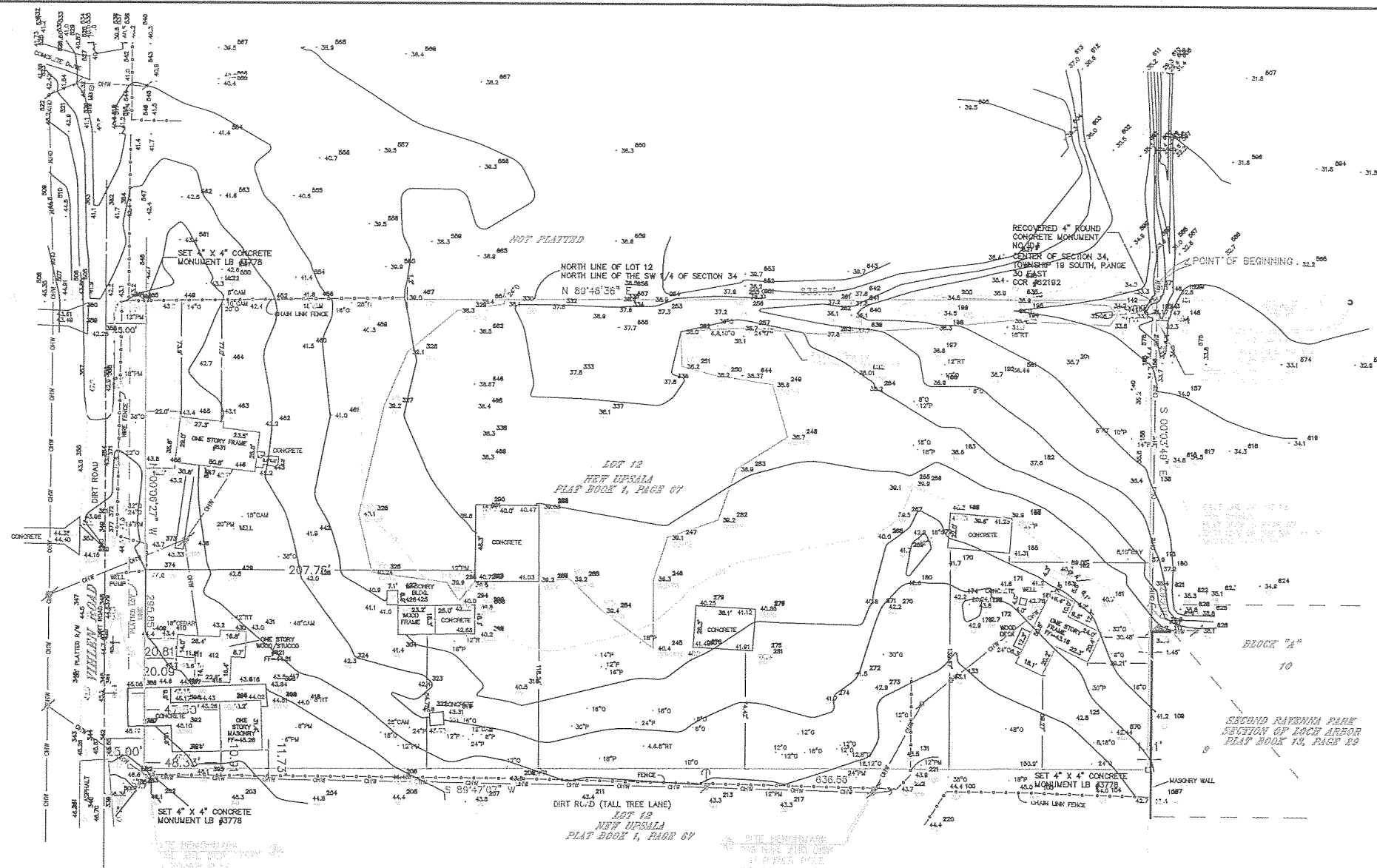
Activity	Name	Date	No.
Designed by:	MHT	9/04	
Drawn by:	BNR	9/04	
Checked by:	JEO	9/04	
Approved by:	DRW	9/13/05	

Revision	Date	No.
REVISED PER DRC COMMENTS DATED 10/18/04	10/18/04	

Scale:	1" = 70'
Date:	9/2004
Job No.:	D4301
File:	E&P

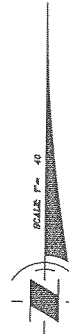
Engineers  
Planners  
Architects  
Surveyors  
Construction Management  
w w w . c e h n e n g i n e e r s . c o m  
1117 Oak Ridge Drive, Suite 100, Orlando, FL 32801  
Phone: 407.251.1177 Fax: 407.251.1178

**cehn**

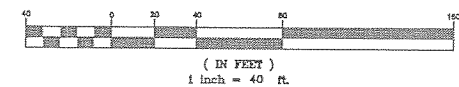


#### DESCRIPTION

THE NORTH 1/2 AND THE NORTH 47.5 FEET OF THE SOUTH 1/2 (LESS THE WEST 10 FEET) OF LOT 12, NEW UPSALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 67 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



#### GRAPHIC SCALE



#### LEGEND

TRANSFORMER	TRAFFIC SIGNAL BOX
HYDRANT	CALCULATED
GRATE DROP INLET	MEASURED
SANITARY VALVE	PLAT DIMENSION
WATER VALVE	DESCRIPTION DIMENSION
MANHOLE (UNKNOWN TYPE)	ARC LENGTH
SANITARY MANHOLE	RADIUS
OVERHEAD UTILITY WIRES	CHORD
MONITORING WELL	DELTA
TELEPHONE MANHOLE	TANGENT BEARING
POWER RISER	PC
CABLE RISER	POINT OF CURVATURE
WATER METER	PCC
MAIL BOX	POINT OF COMPOUND
SPRINKLER CONTROL VALVE	PT
GUY WIRE	POINT OF TANGENCY
WOOD POWER POLE (UNDERGROUND FEED)	PRC
WOOD POWER POLE	POINT OF REVERSE
CONCRETE POWER POLE	REC.
GAS VALVE	RECOVERED
TRAFFIC SIGNAL POLE	IRON PIPE
(SIZE) OAK	REBAR
CEGAR	CONCRETE MONUMENT
WALNUT	BURIED TELEPHONE LINES
CHINABERRY	BURIED FIBER OPTIC
BOTTLEBRUSH	BURIED TELEVISION CABLE
HICKORY	BURIED POWER CABLES
UNKNOWN TYPE OF TREE	BURIED GAS LINE
	WATER LINE
	SANITARY-STORM SEWER LINE
	CONCRETE
	OFFICIAL RECORD BOOK
	PAGE
	SIGN (INFO/ROAD)
	ELM
	PINE
	PAV
	MAPLE
	CAUPHOR
	EAR

#### SURVEYOR'S NOTES:

- 1.) BEARINGS BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 34, BEING S 00° 03' 49" E.
- 2.) NO UTILITIES LOCATED OTHER THAN SHOWN HEREON.
- 3.) DESCRIPTION FURNISHED BY THE CLIENT.
- 4.) THIS SURVEY WAS PREPARED WITHOUT CURRENT TITLE DATA AND IS SUBJECT TO EASEMENTS AND MATTERS OF RECORD.
- 5.) ELEVATIONS BASED ON SEMINOLE COUNTY DATUM, SEMINOLE COUNTY NAIL AND DISK, #5121701, ELEVATION = 49.10, IN CONC. MEDIAN @ ENTRANCE TO IDYLLWILDE ELEM. SCHOOL.

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

I hereby affirm that this survey represented hereon is true and correct to the best of my knowledge and belief. It has been prepared in accordance with the Standards set forth in Chapter 81G17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes, unless it bears the signature and the original ruled seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

FIELD BY: ML/AE

DATE OF SURVEY: 2-20-04

DRAWN BY: KLH

ORDER NO.: T04 A10

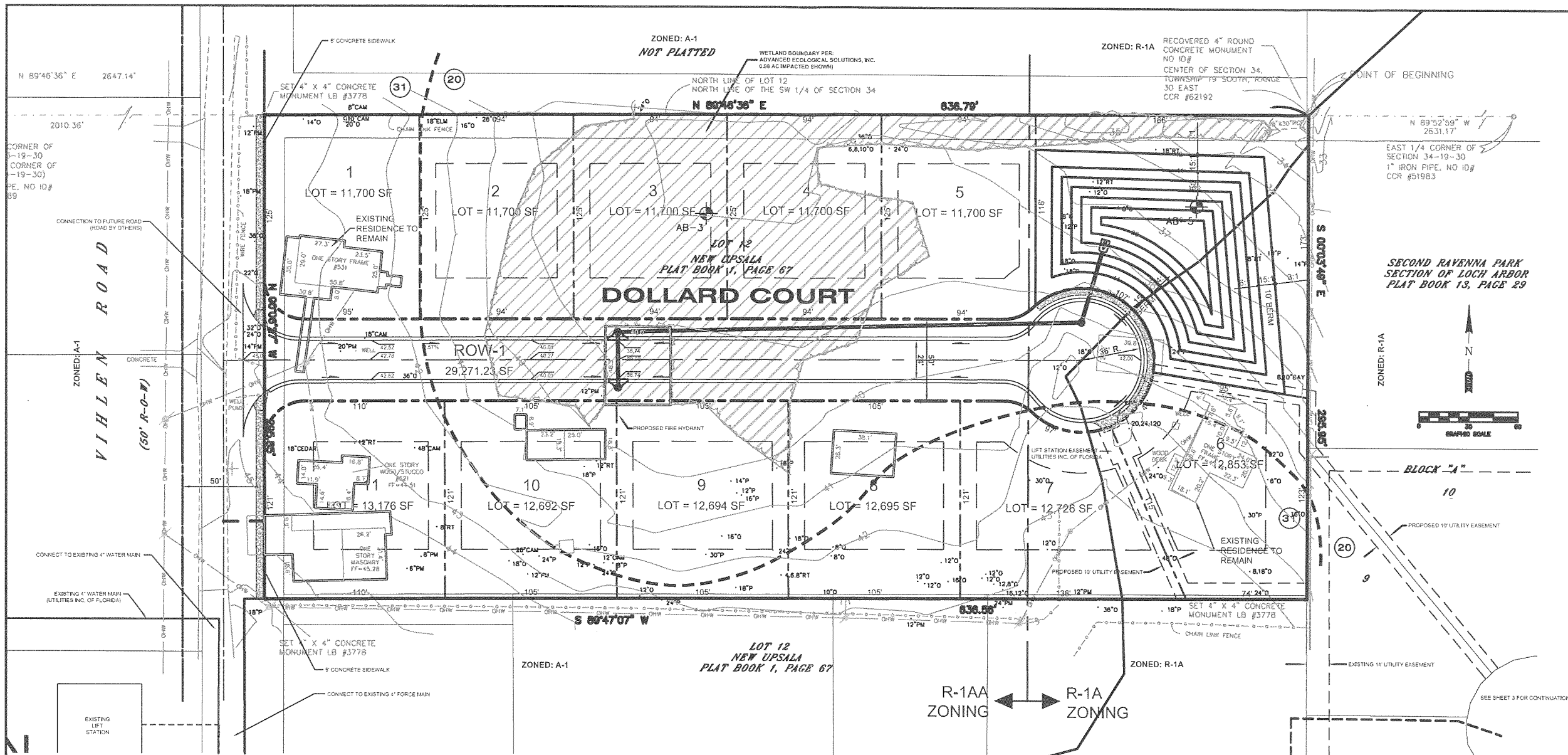
SCALE: 1" = 40'

SHEET 1 OF 1

Tinklepaugh  
SURVEYING SERVICES, INC.

NO. DATE REVISIONS BY GERALD F. LIVERNOISE P.L.S. No. 3517





**LEGEND**

	PROP. STORM SEWER WITH INLET
	WATER LINE
	SINGLE WATER SERVICE, 1" P.E.
	DOUBLE WATER SERVICE, 1-1/2" P.E.
	PROP. SANITARY SEWER WITH MANHOLE AND SERVICE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	CENTERLINE
	PROJECT BOUNDARY
	LOT LINE
	SOILS LINE
	LOT NUMBER
	SOIL TYPE NUMBER

**PROJECT DATA**

PROJECT AREA - 4.32 ACS  
CURRENT ZONING - R-1A & R-1AA  
LAND USE - LOW DENSITY RESIDENTIAL  
TOTAL DWELLING UNITS - 11  
WETLANDS - 0.96 AC & IMPACTED  
NUMBER OF PHASES: 1

**FLOOD ZONE**

THIS PROPERTY IS IN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN). PER F.E.M.A. FLOOD INSURANCE MAP # 121170044E, 4/17/95)

**LOT DATA**

11 SINGLE FAMILY LOTS  
MINIMUM DWELLING SIZE: LOTS 6 & 7 - 1,100 SF (R-1A)  
LOTS 1 & 8-11 - 1,500 SF (R-1AA)  
MIN. LOT SIZE: 9,000 SF (R-1A) & 11,700 SF (R-1AA)  
SET BACKS: FRONT - 25'  
SIDE - 10' (R-1AA)  
7.5' (R-1A)  
REAR - 30'  
MIN. LOT WIDTH: 75' (R-1A)  
90' (R-1AA)  
PAVEMENT: 17,195 SQ. FT.  
0.39 ACRES  
GROSS DENSITY: 11 LOTS/4.32 AC = 2.54 LOTS PER ACRE  
STORM WATER AREA (WET): 0.54 AC  
RIGHT-OF-WAY WIDTH: 50'  
ROAD WIDTH: 24'

**SOILS KEY**

20 - MYAKKA AND BAUGALLIE FINE SAND  
31 - TAVARES - MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES  
Source: Soil Survey of Seminole County, March 1980, Sheets 3

**STORMWATER DATA**

ONSITE AREA - 4.32 ACRES  
PRE RATE - 9.61 CFS  
POST RATE - 7.87 CFS

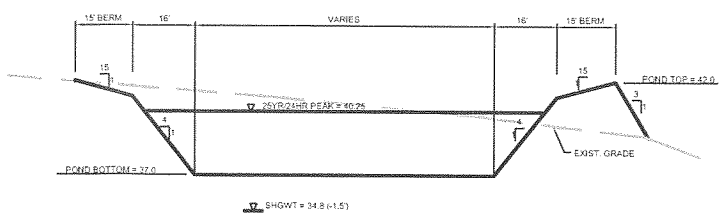
**STORMWATER TREATMENT**

2.5712 \* IMPERVIOUS AREA (W/ POND) = 0.23 AC-FT  
1712' \* AREA = 0.36 AC-FT  
PROVIDED POND = 0.36 AC-FT @ ELEV. 40.00

**PEAK STAGE**

2512/24HR PEAK = ELEV. 40.25

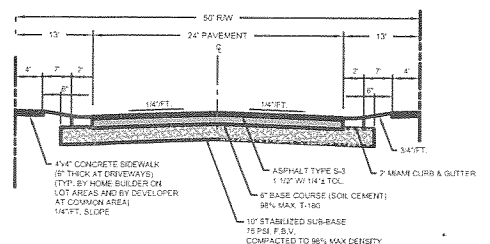
47  
45  
43  
41  
39  
37  
35



**TYPICAL POND SECTION**  
SCALE: H. 1"=30'  
V. 1"=5'

**TRACT TABLE**

NUMBER	DESCRIPTION	AREA	OWNER
ROW-1	DOLLARD COURT	29,271.23 SF 0.67 ACS	SEMINOLE CO.
TRACT 1	POND	23,633.61 SF 0.54 ACS	SEMINOLE CO.



**TYPICAL ROAD SECTION**  
N.T.S.

**PRELIMINARY ENGINEERING PLAN**

**DOLLARD ESTATES**  
**SEMINOLE COUNTY, FL**

Sheet No. **2**

**ENGINEERS**  
Planners  
Landscape Architects  
Surveyors  
Site Engineers  
1117 East Robinson Street, Suite C, Orlando, FL 32801  
Phone: 407-425-9342 Fax: 407-425-1016

**Scale:** 1" = 70'  
**Date:** 9/20/04  
**Job No.:** D1301  
**File:** PSP  
**Approved:** [Signature]  
**Revision:** [Signature]  
**Date:** [Signature]